



## ST. MARYS CLOSE SOUTHAM, CV47 1EW

OFFERS IN THE REGION OF £415,000  
FREEHOLD

Set on a sought-after cul-de-sac in the heart of the popular market town of Southam, this spacious and versatile three-bedroom semi-detached dormer bungalow offers fantastic potential. With generous living accommodation throughout and plenty of scope for modernisation or extension (subject to planning), this lovely home presents an excellent opportunity for buyers seeking a property they can truly make their own.



# ST. MARYS CLOSE

- 3 Bedrooms • Large Conservatory • Large Garden • Garage • Off Road Parking • Desirable Location • Cul-De-Sac • Close To Amenities • Study • 2 Bathrooms



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Ground floor:

-Upon entering the property, you are greeted by a welcoming entrance hallway, complete with a fitted coat cupboard and providing access to all principal rooms throughout the home.

-Positioned at the front of the property, the bright and inviting lounge enjoys an abundance of natural light through sliding patio doors that offer a pleasant outlook over the front garden.

-Situated at the front of the property, the generous kitchen/diner offers a practical layout with a comprehensive range of wall and base units, under-counter space for appliances, and plenty of room for a breakfast table - perfect for casual dining.

-The main bedroom is also situated on the ground floor and provides a spacious double room, offering plenty of space for furnishings and personal touches.

-Conveniently located near the main bedroom, the ground-floor bathroom features a tiled suite, complete with a double shower cubicle, hand basin, heated towel rail, and W/C.

-Positioned at the rear of the property, the flexible office space that would lend itself to the perfect guest room, study or dining room and benefits from sliding patio doors that open directly into the conservatory, creating a light and adaptable area.

-Situated at the rear of the property, the bright and airy conservatory offers stunning views of the garden, making it an ideal spot for relaxation or a charming dining area.

First Floor:

-Bedrooms two and three occupy the first floor and are well-proportioned double rooms, ideal for family, guests, or adaptable living space.

-The first-floor bathroom is conveniently located close to both bedrooms and is fitted with a bath with overhead shower, hand basin, and W/C.

-The first floor also benefits from substantial eaves storage space.

Garden, Exterior, Further Property Information:

-The property enjoys a generous rear garden, lovingly maintained and predominantly laid to lawn. A patio seating area and mature floral borders create a tranquil, private outdoor space perfect for relaxing or entertaining.

-Additional features include driveway parking, a detached single garage with electrics, and the comfort of gas central heating and double glazing throughout the property.

-Surrounded by the beautiful South Warwickshire countryside and with a range of amenities nearby, this delightful property offers the perfect balance of rural charm and convenient living.

Important Property Information:

Tenure: Freehold

EPC: C

Local Authority: Stratford On Avon District Council

Council Tax Band: D





## ST. MARYS CLOSE





Total area: approx. 164.7 sq. metres (1773.3 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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